

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WESTMINSTER AVE, ARLINGTON

## OWNERSHIP

Owner 1:	HOLY SAGE KRP LLC				
Owner 2:					
Owner 3:					
Street 1:	252 MASS AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:	HOUSING CORP OF ARLINGTON -		
Owner 2:	-		
Street 1:	252 MASS AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Day Care Building built about 1950, having primarily Brick Exterior and 8180 Square Feet, with 9 Units, 9 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 12 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		7558		Sq. Ft.	Site		0	70.	0.86	6									452,717						452,700	

Total AC/HA:	0.17351	Total SF/SM:	7558	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	ARLINGTON	Total:	452,717	Spl Credit	Total:	452,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Commercial

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

Total Parcel

**709,800**

**709,800**

**709,800**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	40093
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
1	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
112	7558.000	257,100		452,700	709,800		40093
							GIS Ref
							GIS Ref
Total Card	0.174	257,100		452,700	709,800	Entered Lot Size	
Total Parcel	0.174	257,100		452,700	709,800	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		86.77	/Parcel: 86.77		Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	257,100	0	7,558.	452,700	709,800		Year end	12/23/2021
2021	112	FV	257,100	0	7,558.	452,700	709,800		Year End Roll	12/10/2020
2020	352	FV	202,000	0	7,558.	550,800	752,800	752,800	Year End Roll	12/18/2019
2019	352	FV	124,200	0	7,558.	514,000	638,200	638,200	Year End Roll	1/3/2019
2018	352	FV	414,100	0	7,558.	459,000	873,100	873,100	Year End Roll	12/20/2017
2017	352	FV	414,100	0	7,558.	403,900	818,000	818,000	Year End Roll	1/3/2017
2016	352	FV	414,100	0	7,558.	302,900	717,000	717,000	Year End	1/4/2016
2015	352	FV	244,200	0	7,558.	278,100	522,300	522,300	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2020	Permit Visit	DGM	D Mann
11/21/2019	Other Change	MM	Mary M
6/4/2019	Permit Visit	DGM	D Mann
8/31/2018	MEAS&NOTICE	PH	Patrick H
4/13/2017	I & E Return	MM	Mary M
8/17/2016	Meas/Inspect	DGM	D Mann
5/4/2016	I & E Return	MM	Mary M
5/14/2015	SQ Returned	MM	Mary M
6/19/2014	External Ins	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

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Sign:

VERIFICATION OF VISIT NOT DATA

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